043.A	0003	0145.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	477,900	/	477,900
USE VALUE:	477,900	/	477,900
ASSESSED:	477,900	/	477,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		PALMER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	ROSE-BURKE JENNIFER
Owner 2:	
Owner 3:	
Street 1:	15A AVON PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSE PATRICK & JEAN -
Owner 2:	-
Street 1:	145 PALMER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 927 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	474,900	3,000		477,900
Total Card	0.000	474,900	3,000		477,900
Total Parcel	0.000	474,900	3,000		477,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.53 | /Parcel: 515.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

271782

GIS Ref

GIS Ref

Insp Date

06/01/18

!15221!

PREVIOUS ASSESSMENT

Parcel ID 043.A-0003-0145.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	474,900	3000	.		477,900		Year end	12/23/2021
2021	102	FV	461,600	3000	.		464,600		Year End Roll	12/10/2020
2020	102	FV	455,000	3000	.		458,000	458,000	Year End Roll	12/18/2019
2019	102	FV	459,500	3000	.		462,500	462,500	Year End Roll	1/3/2019
2018	102	FV	407,500	3000	.		410,500	410,500	Year End Roll	12/20/2017
2017	102	FV	372,300	3000	.		375,300	375,300	Year End Roll	1/3/2017
2016	102	FV	372,300	3000	.		375,300	375,300	Year End	1/4/2016
2015	102	FV	344,700	3000	.		347,700	347,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:23:08

LAST REV

Date	Time
05/06/21	14:34:53
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15221

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSE PATRICK &	73134-303	2	8/19/2019	Convenience	1	No	No		Patrick L Rose dod 04/01/2021
ROSE PATRICK/JE	46364-522		10/28/2005	Family		No	No		

USER DEFINED

Prior Id # 1:	30040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Measured	DGM	D Mann
3/20/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7744													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	399.521
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.22000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532354
Depreciation:	57494
Depreciated Total:	474860

COMMENTS

MASTER DEED FILED 10/17/2005 BK 46285 PG 516..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	487.42
Special Features:	0	Val/Su Net:	512.30
Final Total:	474900	Val/Su SzAd	512.30

SKETCH

UnSketched SubAreas:
GLA: 927,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	927	399.520	370,356

Net Sketched Area:	927			Total:	370,356
Size Ad	927	Gross Area	927	FinArea	927

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.A-0003-0145.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	AV	1925	30.43	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000